

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the city of Arlington, TARRANT COUNTY, on I-30, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 2927, Page 199, Deed Records of Tarrant County, Texas.

A portion of the land (Tract 09-9), described in Exhibit A, is no longer needed for a state highway purpose.

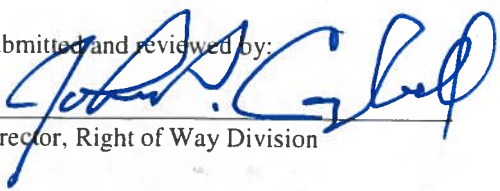
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in real property to a governmental entity with the authority to condemn the property.

The city of Arlington has requested to purchase Tract 09-9 for \$7.602 million.

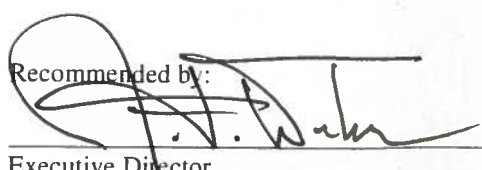
The commission finds \$7.602 million to be a fair and reasonable value of the state's right, title, and interest in Tract 09-9.

IT IS THEREFORE ORDERED by the commission that Tract 09-9 is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in Tract 09-9 to the city of Arlington, Texas, for \$7.602 million; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

114111 OCT 30 14

Minute
Number

Date
Passed

EXHIBIT "A"

County: Tarrant
Tract No.: 09-9
Highway: IH 30 @ FM 157

DESCRIPTION FOR Tract 09-9

BEING a 18.37 acre tract of land located in the G. W. Ragan Survey, Abstract No. 1288, in the City of Arlington, Tarrant County Texas, said tract being part of a called 67.78 acre tract described by deed to the State of Texas as recorded in Volume 2927, Page 199, Deed Records Tarrant County Texas (DRTCT) and being more particularly described by metes and bounds as follows (bearings referenced to the State Plane Coordinate system, North Central Zone, NAD 1983, as determined by VRS – GPS observations, distances shown are surface values):

COMMENCING at point for the most northerly corner of said State of Texas parcel, same being on the west right of way for State Farm to Market Highway 157 (FM 157) variable width right of way) as described by deed to the State of Texas recorded in Volume 1860, Page 107, DRTCT, and being a point in the easterly right of way for Ryan Plaza Drive (50' right of way) as dedicated by Parkway Central Addition, an Addition to the City of Arlington as recorded in Volume 388-53, Page 96, Plat Records Tarrant County Texas (PRTCT), said point being located South 00°36'32" West, a distance of 373.83 feet from a ½-inch iron rod found for the common easterly corner for Lots 1 and 2, Block 1, Park Central Addition an, Addition to the City of Arlington as recorded in Volume 388-57, Page 609, PRTCT;

THENCE South 00°10'05" East with the west right of way for FM 157 and the east line of said 67.78 acre tract, a distance of 261.65 feet to a point;

THENCE South 88°15'19" West, a distance of 8.83 feet to a set 5/8-inch iron rod with yellow plastic cap marked "SAM INC" (set iron rod) for the POINT OF BEGINNING, said point being located at FM 157 centerline station 614+61.71, 58.8' left;

THENCE southerly, generally 30-foot west of and parallel to or concentric with the proposed west back of curb for FM 157 as follows:

- 1) THENCE South 01°44'41" East, a distance of 191.59 feet to a set iron rod for the beginning of a curve;
- 2) THENCE southerly along the arc of said curve to the right, having a central angle of 04°00'42", a radius of 1920.00 feet, an arc length of 134.43 feet and a chord of South 00°15'40" West, 134.40 feet to a set iron rod for the end of said curve;
- 3) THENCE South 02°16'01" West, a distance of 200.00 feet to a PK nail set for the beginning of a curve;
- 4) THENCE southerly along the arc of said curve to the right, having a central angle of 09°59'57", a radius of 320.00 feet, an arc length of 55.85 feet and a chord of South 07°15'59" West, 55.78 feet to a set iron rod for the end of said curve;
- 5) THENCE South 12°15'58" West, a distance of 32.86 feet to a set iron rod for corner;

- 6) THENCE South 89°44'54" West leaving said parallel alignment, a distance of 7.44 feet to a point for corner;
- 7) THENCE South 00°15'06" East, a distance of 36.27 feet to a set iron rod for corner;
- 8) THENCE North 89°44'54" East, a distance of 5.00 feet to a set iron rod for corner;
- 9) THENCE South 00°15'06" East generally along the west face of a series of existing wooden poles for an ONCOR power line, a distance of 310.54 feet to a set iron rod for the beginning of a curve;
- 10) THENCE southwesterly along the arc of said curve to the right, having a central angle of 89°38'27", a radius of 20.00 feet, an arc length of 31.29 feet, and a chord of South 44°34'08" West, 28.20 feet to a set iron rod for the end of said curve;
- 11) THENCE South 89°25'33" West, being 20-foot north of and parallel to the proposed north edge of pavement for the west bound service road for Interstate Highway 30 (variable width right of way), a distance of 802.77 feet to a set iron rod for corner;
- 12) THENCE North 77°22'27" West, a distance of 387.98 feet to a PK nail set for corner;
- 13) THENCE North 14°56'54" West, a distance of 269.08 feet to a set iron rod for the beginning of a non-tangent curve;
- 14) THENCE northeasterly along the arc of said curve to the right, being 20-foot south of and concentric to the existing south curb line for Ryan Plaza Drive (undefined right of way), having a central angle of 54°17'10", a radius of 68.00 feet, an arc length of 64.43 feet and a chord of North 62°18'02" East, 62.05 feet to a set iron rod for the end of said curve;

THENCE northeasterly, generally 20-feet south of and parallel to or concentric with said south curb line as follows:

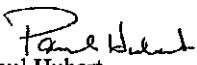
- 15) THENCE North 89°25'34" East, a distance of 65.91 feet to a set iron rod for the beginning of a curve;
- 16) THENCE along the arc of said curve to the left, having a central angle of 45°13'29", a radius of 695.00 feet, an arc length of 548.58 feet and a chord of North 66°48'50" East, 534.45 feet to a set iron rod for the end of said curve;
- 17) THENCE North 44°12'05" East, a distance of 237.18 feet to a set iron rod for the beginning of a curve;
- 18) THENCE along the arc of said curve to the right, having a central angle of 16°25'32", a radius of 605.00 feet, an arc length of 173.44 feet and a chord of North 52°24'51" East, 172.85 feet to a set iron rod for the end of said curve;
- 19) THENCE North 60°33'46" East, a distance of 253.76 feet to a set iron rod for the beginning of a non-tangent curve;

20) THENCE along the arc of said curve to the right, having a central angle of $28^{\circ}38'30''$, a radius of 255.00 feet, an arc length of 127.47 feet and a chord of North $74^{\circ}55'24''$ East, 126.15 feet to a set iron rod for the end of said curve;

21) THENCE South $46^{\circ}15'55''$ East, a distance of 42.78 feet to the POINT OF BEGINNING and containing 18.37 acres.

This description to be viewed in conjunction with that certain boundary survey prepared by Surveying And Mapping, Inc., during March 2009 titled Tract 09-9.

Surveying And Mapping, Inc.
1450 Empire Central Dr.
Suite 175
Dallas, Texas 75247

 4/2/09
Paul Hubert Date
Registered Professional Land Surveyor
Texas RPLS No. 1942

